



THE
A-TEAM

**RE/MAX
FIRST**

242030 RANGE ROAD 235 , Rural Wheatland County T1P 2C1

MLS® #: **A2141977** Area: **NONE** Listing Date: **06/29/24** List Price: **\$2,537,400**
 Status: **Pending** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Wheatland County**
 Year Built: **1920**
Lot Information
 Lot Sz Ar: **899,949 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,841**
 Low Sqft:
 Ttl Sqft: **2,841**

DOM

79
Layout
 Beds: **7 (5 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Many Trees, Private, See Remarks, Treed**
 Park Feat: **None**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Baseboard, Boiler, Fireplace(s)**
 Sewer: **Septic Tank**
 Ext Feat: **Balcony, Garden, Private Yard**

Construction: **Cedar, Wood Frame**
 Flooring: **Hardwood**
 Water Source: **Well**
 Fnd/Bsmt: **See Remarks**

Kitchen Appl: **Gas Stove, Refrigerator, See Remarks, Washer/Dryer, Window Coverings**
 Int Feat: **Central Vacuum, Crown Molding, No Animal Home, No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	10`7" x 10`4"
Family Room	Main	17`4" x 13`2"
Kitchen	Main	19`7" x 14`8"
3pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	14`8" x 13`0"
Bedroom	Second	15`10" x 12`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`3" x 14`4"
Dining Room	Main	15`10" x 12`4"
Laundry	Main	8`3" x 7`8"
Bedroom - Primary	Second	13`8" x 11`1"
Bedroom	Second	12`0" x 9`6"
3pc Bathroom	Second	0`0" x 0`0"

Game Room
Bedroom
Storage
2pc Ensuite bath

Basement
Basement
Basement
Second

33`6" x 12`2"
12`1" x 10`10"
10`9" x 9`2"

Bedroom
Furnace/Utility Room
3pc Bathroom
Bedroom
Legal/Tax/Financial

Basement
Basement
Basement
Second

15`1" x 12`7"
8`6" x 5`0"
11`8" x 11`3"

Title:
Fee Simple
Legal Desc:

8910466

Zoning:
1

Remarks

Pub Rmks:

This Heritage Homestead exudes vintage charm and pride of ownership. A tree lined driveway, replete with a delightful white picket fence reminiscent of days gone by, invites you to explore this 20 acre parcel. The main house boasts a magnificent veranda perfect for a relaxing break anytime of the day. This Heritage Home, nestled amongst a grove of mature trees & shrubs, boasts 7 bedrooms and has been used as a well-known Bed & Breakfast. Once inside, you step into a world of warmth & comfort. The many windows allow for an abundance of natural light to dance throughout the home. A unique feature of this home is the 2 staircases. The "main" staircase as you enter the front door & a "service" staircase from the kitchen to the 2nd floor. The hardwood floors, wide window casing & baseboards add to the charm of the home. A further stroll has you embracing the tranquility of the beautifully landscaped yard & garden oasis, irrigated from a spring-fed creek that meanders peacefully thru property. Yet to be discovered on your stroll is the Heritage hip roof barn, lovingly restored to its near original splendor by a master craftsman. Also included on the property -where charm meets convenience - is a cozy self-contained cottage. Additional outbuildings include a workshop, quonset and storage bins. This picturesque homestead is easily accessible making it the perfect location for weddings, corporate conferences, retreats, family reunions, and more. You are limited only by your imagination. Returning it to a private family home is always an option with lots of room to create a hobby farm with room for horses and a menagerie of critters of your choice.

Inclusions:
Property Listed By:

Negotiable
KIC Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123